

City of Las Vegas Code and Interpretation

AMEND: 39

DATE: March 16, 2009

CODE: 2006 IBC ☒ 2005 NEC ☐ Local Amendments ☐
 2006 IRC ☐ 2006 UMC ☐ POOL CODE ☐
 2006 IECC ☐ 2006 UPC ☐ MISC. ☐ Admin Code

CODE SECTION: NRS 116 and any other applicable sections

TOPIC: Commercial Condominiums

DEFINITION: A commercial condominium is a commercial building in which the tenant spaces are under individual air space ownership. The “real” property line is the line around the entire project, and the “unit” lines define air space and a bundle of rights, including exclusive rights, or “ownership” of that unique space.

PURPOSE/REASON: To set a code policy for commercial condominiums.

INTERPRETATION: Utilities – Through the use of CC&R’s, all utilities are under the control of an association consisting of all owners of the units and such utility services shall not be altered or interrupted without the approval of the Association. Any requirements under UPC, UMC, or NEC for separate utilities for each individually owned tenant space shall not apply to individually owned tenant space shall not apply to individually owned commercial condominium units.

Separation walls – Minimum 1hr Fire Partitions shall be required at all walls separating tenant spaces. Construction of the walls shall comply with Sec. 708.3. Walls separating tenant spaces within a commercial condominiums

building shall comply with Section 708. “708.3 Fire-resistance rating. Fire partitions shall have a fire-resistance rating of not less than 1 hour.”

Horizontal separation – Floor/ceiling assemblies separating tenant spaces in a commercial condominium building shall be constructed in accordance with Section 711. A minimum 1-hour horizontal separation shall be maintained between each and every Commercial condominium unit. “711.3 Fire-resistance rating. The fire-resistance rating of floor and roof assemblies shall not be less than that required by the building type of construction (Tables 601 and 602). Where the floor assembly separates mixed occupancies, the assembly shall have a fire-resistance rating of not less than that required by Section 508.3.2 based on the occupancies being separated...”

Approve: Chris Knight, Building Official